unapproved

MINUTES OF PLANNING BOARD/BOARD OF ADJUSTMENT OF HIGH BRIDGE BOROUGH

Meeting Date: November 15, 2021 – 7:30 p.m.
Meeting Location: High Bridge Rescue Squad, 95 West Main Street, High Bridge, NJ 08829

1. CALL TO ORDER:
This is a regular meeting of the Planning/Zoning Board of the Borough of High Bridge. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Hunterdon Democrat and the Express Times on June 3, 2021, and the notice of and agenda for this meeting was posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led by presiding officer.

3. ROLL CALL:

Coleen Conroy, present	Pablo Delgado, present	William Giordano, present
Joseph Suozzo , present	John Musnuff, present	Tom Wescoe, present
Natalie Ferry, absent	Steven Dhein, present	Michele Lee, absent

Also, present were Attorney Todaro, Planning Board Secretary, Barbara Kinsky, Board Engineer Kevin Nolstadt, Board Alternate, Alan Mart, Board Alternate Benjamin Yu.
Board Alternate Alan Mart and Board Alternate Yu sat in on the Board to fill in for absent members.

4. PUBLIC COMMENTS: It is the policy of the Planning Board/Board of Adjustment that all public comments on an issue shall be limited to five (5) minutes per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Board issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to the Chairman and Board members at the public microphone.

5. READING AND APPROVAL OF MINUTES: August 16, 2021

Motion to dispense with the reading of the prior meeting's minutes:
Motion/ Second: Musnuff/Giordano Voice vote: 7 yes votes and Suozzo and Delgado abstained.

Motion to approve the August 16, 2021, meeting's minutes.
Motion/Second: Musnuff/Giordano
Conroy, yes; Delgado, abstain; Giordano, Suozzo, abstain; Musnuff, yes; Wescoe, yes; Ferry, absent; Dhein, yes; Lee, absent; Yu, yes; Mart, yes. 7 yes votes, 2 abstentions, motion passed.

6. NEW BUSINESS: Completeness Review determination process.
Motion to recommend the following amendment to Chapter 145, Article IV of the Municipal Land Use Code Book: Completeness review determination process: Completeness will be determined by the Board, sub committee of the Board, the Boards professionals, a designee, or designees of the Board.
Motion/Second: Musnuff/Giordano Second:
Conroy, yes; Delgado, yes; Giordano, Suozzo, yes; Musnuff, yes; Wescoe, yes; Ferry, absent; Dhein, yes; Lee, absent; Yu, yes; Mart, yes. 9 yes votes, motion passed.

Discussion/questions:
Chairman Dhein asked for comments and questions from the Board members. A discussion ensued regarding the process of determining completeness.
Concerns were brought up regarding the granting of waivers and Attorney Todaro explained that the often waivers are requested because the information does not apply to the application. He also stated that if this was something the Board decided at public hearing that they would need it could be a condition of approval to supply the information.
Board Member Suozzo asked what the proposed amendment to the code would be regarding a Completeness review. The Board Secretary clarified that the Board needs to make a recommendation to Council if they wanted any changes made to the code.

Mr. Suozzo then asked if there was any support to make a change and only have it adopted for a year to see if it did improve the process.
Attorney Todaro stated that currently the code reads that the Planning Board/Board of Adjustment determines completeness. Often other provisions are made that state that the Board or a sub-committee of the Board, or a Boards designee or designees can determine completeness. This in turn gives the Board flexibility to then choose any of those options. If Council chooses to approve the proposed changes to the code, the Board will then vote at its reorganizational meeting as to which option for determination of completeness would be used for that calendar year.
Mr. Todaro also clarified that the Board could not alternate between these options. He recommended that the Board utilize the option determined at the reorganizational meeting for the duration of the year. Concerns were expressed by Board members regarding if the option chosen at the reorganizational meeting proved to be unsuccessful would they be permitted to vote on a new resolution that would allow for the utilization of one of the other options stated in the amendment. Mr. Todaro stated that this is not optimal but if the Board was dissatisfied with a current option this could be done by a vote to change it through a Resolution.

An announcement was made by the Chairman asking if any Board Member had any other business they would like to discuss.

Board Member Delgado asked a question regarding the recent approval of the Infrastructure Bill. He wanted to discuss the reconnection with the Board and Borough regarding the transit village designation.
Attorney Todaro stated that it was his understanding that this was a part of the Redevelopment plan. Chairman Dhein stated that if Council asked the Board to assist to jumpstart it he doesn't think many members would object.
The Board Secretary stated that it would be a good question to ask Mayor Lee, as she may have more information.

7. PUBLIC COMMENTS: It is the policy of the Planning Board/Board of Adjustment that all public comments on an issue shall be limited to one (1) minute per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Board issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to the Chairman and Board members at the public microphone. NONE

8. ADJOURNMENT: Motion to adjourn: Musnuff Second: Suozzo Voice vote: 9 yes votes, motion passed.

Next Meeting Date: December 20, 2021
Meeting Location: High Bridge Rescue Squad, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.

RESOLUTION
BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

PLANNING BOARD MEETING DATE FOR REORGANIZATIONAL MEETING FOR 2022

NUMBER: PB17-2021 **ADOPTED: December, 20, 2021**

WHEREAS, the Open Public Meetings Act (Ch. 231, P.L. 1975) provides for the giving of annual notice by public bodies of the time, date and location of the regular meetings of such public body to be held during the succeeding year, and

WHEREAS, the Open Public Meetings Act (Ch. 231, P.L. 1975), hereinafter referred to as the Act, authorizes a public body to make certain other determinations and take certain other actions in conformance therewith.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of High Bridge, County of Hunterdon and State of New Jersey as follows:

1. The January Reorganizational meeting will begin at 7:30pm on Monday, January 10, 2022. This meeting will be held at 7:30 pm at the High Bridge Rescue Squad, 95 West Main St., High Bridge, NJ, New Jersey.

2. Copies of this Resolution and any revisions or modifications thereof, certified to be true copies by the Secretary of this Board, will be disseminated and distributed as required by the Act as follows:

a. Posted and maintained throughout the 2021 calendar year on the bulletin board at the High Bridge Borough Hall.

b. Mailed, emailed, or hand delivered to the newspaper designated as the official newspaper of the Borough.

c. Filed with the Clerk of this Municipality.

d. Mailed, emailed, or hand delivered to such other persons as may be entitled thereto under the terms of the Act and this Resolution.

3. Pursuant to Section 14 of the Act, the Clerk of the Municipality is hereby authorized and directed to mail such notice as may be required and authorized under the Act to any person requesting the same providing that person has first complied with the following term and condition:

a. Any and all requests for notice under the Act shall be made in writing as an OPRA request.

Barbara Kinsky
Planning Board Secretary

Steve Dhein
Chairma